

Publix #0734 - Venice Commons

1445 E Venice Avenue
Venice, FL 34292
Lat 27.099, Long -82.415

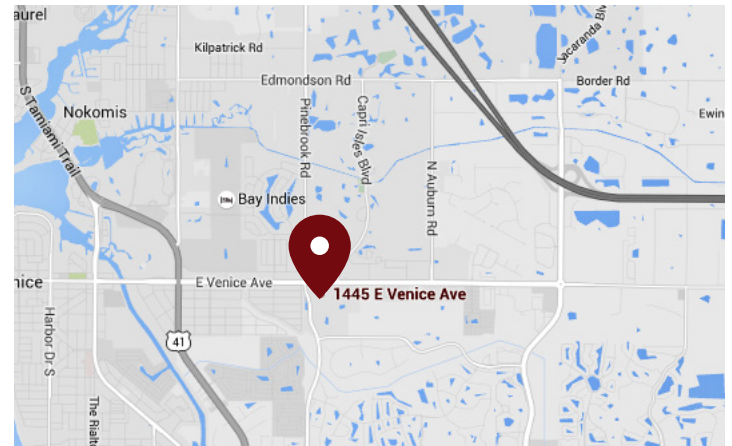
FOR LEASE



1,200 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Publix-Anchored
- Located at the Signalized Intersection of E. Venice Avenue and Pinebrook Road
- Convenient to Surrounding Residential Communities and Adjacent Offices
- National Outparcel Tenants Drive Traffic to the Center
- Ideal Visibility, Access and Parking
- 1.7 Miles East of US 41
- 3.0 Miles East of Venice Beach
- 1.9 Miles West of Jacaranda Boulevard
- 2.8 Miles SW of Interstate 75
- Combined Traffic Count: 16,400 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	8,366	48,765	86,980
Daytime Population	8,442	53,482	91,264
Total Households	4,463	25,032	43,430
Avg. HH Income	\$77,860	\$83,093	\$87,823

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

Sandra Woodworth

813.210.7509 | swoodworth@crossmanco.com
9950 Princess Palm Avenue, Suite 340, Tampa, FL

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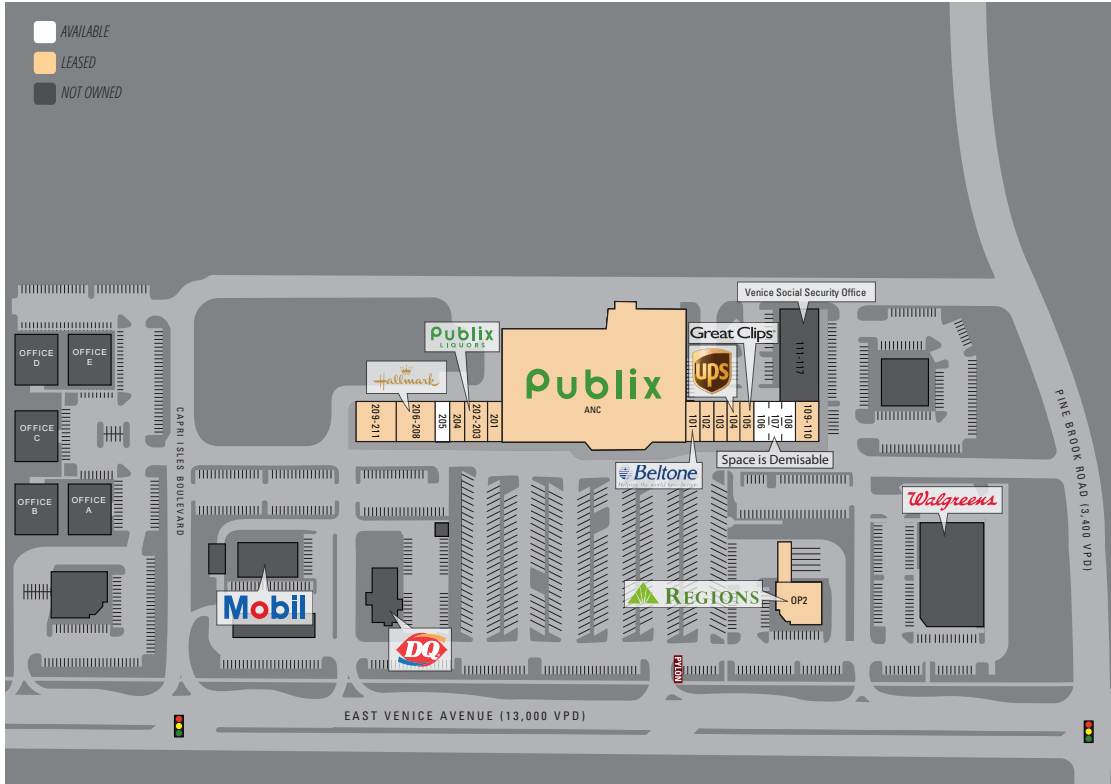


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SITE PLAN



Suite	Tenant	Size
ANC	Publix	51,420
101	Beltone Hearing Aid Service	1,320
102	Gerber Law Group	1,080
103	Edible Arrangements	1,200
104	The UPS Store	1,200
105	Great Clips	1,200
106	AVAILABLE (20 X 60)	1,200
107	AVAILABLE (20 X 60)	1,200
108	AVAILABLE (20 X 60)	1,200
109-110	Suncoast Eye Health	2,400
201	Metro Nails	1,200
202-203	Publix Liquors	2,400
204	China Wok	1,200
205	AVAILABLE (20 X 60)	1,200
206-208	Ellen's Hallmark Shop	3,600
209-211	Simplicity Salon	2,400
OP1	Achieva Credit Union	
OP2	Regions Bank	

TOTAL 76,620



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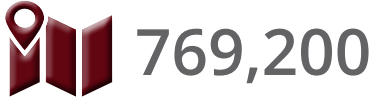
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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY



EST. # OF VISITS ANNUALLY



AVG. VISITS / CUSTOMER



AVG. LENGTH-OF-STAY / VISIT



TOP 3 DAYS



	# OF VISITS
Thursday	116,601
Sunday	111,673
Saturday	110,978

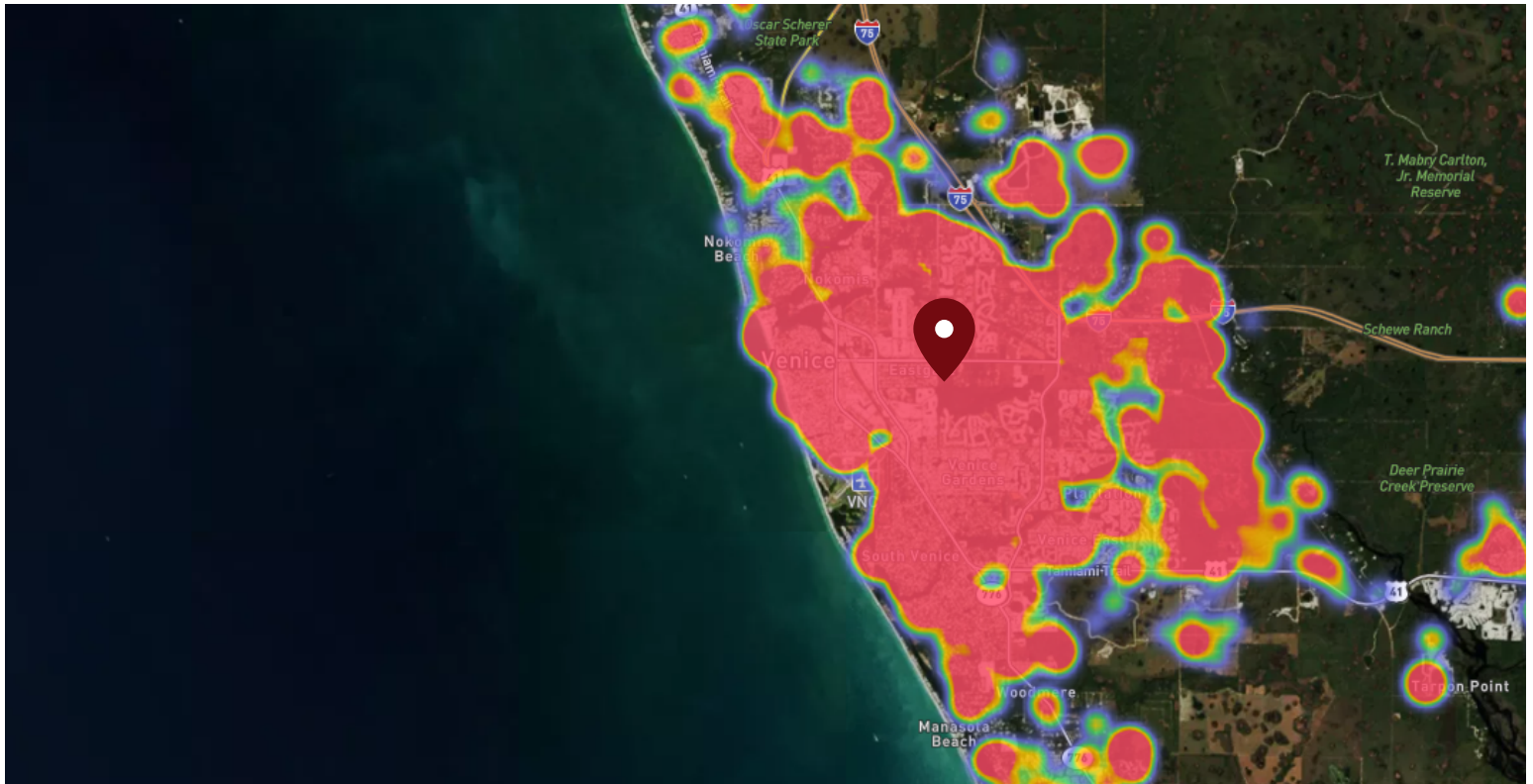
TOP 3 HOURS



	# OF VISITS
12-1 PM	142,717
1-2 PM	138,092
2-3 PM	136,923

Data provided by Placer Labs Inc. (www.placer.ai) Jan 1, 2020 - Dec 31, 2020

SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

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